

TO LET

43 SYLVANIA WAY

CLYDE SHOPPING CENTRE, GLASGOW
KILBOWIE ROAD, CLYDEBANK G81 2UA

GROUND FLOOR
1,327 SQ FT / 123.28 SQ M



Clydebank Shopping Centre is a retail and leisure destination in West Dunbartonshire. Located approximately 15 minutes drive north east from Glasgow City Centre, Clydebank is also served by 2 train stations - Clydebank and Singer. The centre benefits from 2,500 free car parking spaces. Clydebank has a catchment population of 645,500 people within a 30 minute drive time and an annual footfall of over 7.7 million people.

The Centre comprises approximately 775,000 sq ft (73,000sqm) with anchor tenants including **Primark, Wilkos, Home Bargains** and **Empire Cinema** situated next to **Asda**. Other retailers include **New Look, JD, Quiz, Costa, TJ Hughes, Deichmann, Argos** and **Boots**.

Accommodation

The unit is arranged over ground floor level only and provides the following approx areas:

Ground floor:
1,327 sq ft / 123.28 sq m

These areas are indicative only and any party should carry out their own measurement survey to verify these areas.

Contact

For all viewing arrangements and other information please contact:



Isla Monteith
isla.monteith@savills.com
07711 594 013

Michelle McLaughlin
Michelle.mclaughlin@savills.com
07977 851 507



Subject Premises

The subjects are situated in the prime section of Sylvania Way immediately adjacent to **Holland & Barrett**.

Nearby retailers include **CEX, O2, Shoe Zone, The Works Bank of Scotland, EE** and **Hays Travel**.

Terms

The subjects are available on a new Full Repairing and Insuring lease.

Rent

Further details available upon request.

Rates

The Rateable Value from April 2023 is as follows:

| | |
|--------------------------|-----------|
| Rateable Value: | £18,600 |
| Rate Pounding (2023/24): | £0.498 |
| Rates Payable: | £9,263 pa |

Any further enquiries should be made direct to the Local Assessors Department.

Service Charge / Sinking Fund

The estimated service charge for the unit is £5,370 per annum for 2023/24 and sinking fund is estimated at £385 per annum.

EPC

Full certificate available on request.

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